

**387 000 €**

**For sale villa**

**6 rooms**

**Surface : 125 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Surface of the land : 594 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud ouest**

**Hot water : Gaz**

**Inner condition : A moderniser**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Fireplace, Bedroom on ground floor,  
Double Glazing, Laundry room, Calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : C**

Document non contractuel

21/05/2024 - Prix T.T.C



### Villa 211 Vaux-sur-Mer

PONTAILLAC - Pretty Villa to Modernize Let your intuition imagine the modernization of this very pretty villa located a few hundred meters from Pontailiac beach. With its atypical architecture and distribution, this villa includes a mezzanine living room, a veranda, an independent kitchen, two bedrooms, a bathroom and a WC on the ground floor; upstairs, a landing leads to two bedrooms, one of which is attic, and a bathroom. A garage/laundry room as well as a garden shed complete this set built in the middle of a plot of almost 600m<sup>2</sup>. The roofing, heating and most of the frames are in very good condition, the rest awaits your inspiration.

**Fees and charges :**

387 000 € agency fees 4,39% à the responsibility of the buyer included



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